

**SNAPSHOT of HOME Program Performance--As of 03/31/11**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

| Category   | PJ                  | State Average       | State Rank    | Nat'l Average                 | Nat'l Ranking (Percentile):** |                           |         |
|--|---------------------|---------------------|---------------|-------------------------------|-------------------------------|---------------------------|---------|
|  |                     |                     |               |                               | Group                         | C                         | Overall |
|  |                     |                     |               | PJs in State:                 | <div>30</div>                 |                           |         |
| <b>Program Progress:</b>   |                     |                     |               |                               |                               |                           |         |
| % of Funds Committed   | <div>92.27</div> %  | <div>99.45</div> %  | <div>30</div> | <div>97.21</div> %            | <div>17</div>                 | <div>17</div>             |         |
| % of Funds Disbursed   | <div>89.10</div> %  | <div>95.34</div> %  | <div>28</div> | <div>90.53</div> %            | <div>36</div>                 | <div>36</div>             |         |
| Leveraging Ratio for Rental Activities                           | <div>1.59</div>     | <div>5.18</div>     | <div>25</div> | <div>4.97</div>               | <div>27</div>                 | <div>21</div>             |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | <div>98.73</div> %  | <div>90.77</div> %  | <div>16</div> | <div>85.01</div> %            | <div>41</div>                 | <div>52</div>             |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | <div>93.15</div> %  | <div>72.60</div> %  | <div>6</div>  | <div>73.71</div> %            | <div>83</div>                 | <div>86</div>             |         |
| <b>Low-Income Benefit:</b>                                       |                     |                     |               |                               |                               |                           |         |
| % of 0-50% AMI Renters to All Renters                            | <div>80.00</div> %  | <div>81.82</div> %  | <div>14</div> | <div>81.48</div> %            | <div>36</div>                 | <div>37</div>             |         |
| % of 0-30% AMI Renters to All Renters***                         | <div>40.91</div> %  | <div>36.36</div> %  | <div>9</div>  | <div>45.54</div> %            | <div>39</div>                 | <div>0</div>              |         |
| <b>Lease-Up:</b>   |                     |                     |               |                               |                               |                           |         |
| % of Occupied Rental Units to All Completed Rental Units***      | <div>99.55</div> %  | <div>98.50</div> %  | <div>16</div> | <div>96.14</div> %            | <div>48</div>                 | <div>53</div>             |         |
| <b>Overall Ranking:</b>  |                     |                     | In State:     | <div>16</div> / <div>30</div> | Nationally:                   | <div>56</div> <div></div> |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |                     |                     |               |                               |                               |                           |         |
| Rental Unit  | <div>\$20,607</div> | <div>\$20,239</div> |               | <div>\$28,248</div>           | <div>220</div> Units          | <div>49.00</div> %        |         |
| Homebuyer Unit   | <div>\$21,572</div> | <div>\$17,098</div> |               | <div>\$15,487</div>           | <div>109</div> Units          | <div>24.30</div> %        |         |
| Homeowner-Rehab Unit   | <div>\$13,023</div> | <div>\$16,511</div> |               | <div>\$0</div>                | <div>66</div> Units           | <div>14.70</div> %        |         |
| TBRA Unit  | <div>\$437</div>    | <div>\$5,823</div>  |               | <div>\$3,211</div>            | <div>54</div> Units           | <div>12.00</div> %        |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bethlehem PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$50,250  | \$80,285  | \$22,547  |
| <b>State:*</b>     | \$103,966 | \$43,461  | \$16,511  |
| <b>National:**</b> | \$101,183 | \$78,322  | \$24,013  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.6 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.01

|  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |
|--|--|--|--|---|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   | <b>HOUSEHOLD TYPE:</b>   |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">61.2</span> | <span style="border: 1px solid black; padding: 2px;">29.6</span> | <span style="border: 1px solid black; padding: 2px;">50.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">46.6</span> | <span style="border: 1px solid black; padding: 2px;">13.0</span>             | <span style="border: 1px solid black; padding: 2px;">30.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">11.9</span> | <span style="border: 1px solid black; padding: 2px;">5.6</span>  | <span style="border: 1px solid black; padding: 2px;">3.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Elderly:   | <span style="border: 1px solid black; padding: 2px;">27.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>              | <span style="border: 1px solid black; padding: 2px;">6.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">19.2</span> | <span style="border: 1px solid black; padding: 2px;">51.9</span>             | <span style="border: 1px solid black; padding: 2px;">27.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">29.6</span>             | <span style="border: 1px solid black; padding: 2px;">30.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">5.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>              | <span style="border: 1px solid black; padding: 2px;">6.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>ETHNICITY:</b>                        |  |  |  |   |  |  |  |  |   |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">23.7</span> | <span style="border: 1px solid black; padding: 2px;">60.2</span> | <span style="border: 1px solid black; padding: 2px;">47.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |  |   | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |  |  |   |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">63.9</span> | <span style="border: 1px solid black; padding: 2px;">13.0</span> | <span style="border: 1px solid black; padding: 2px;">24.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">12.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |  |   |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">17.8</span> | <span style="border: 1px solid black; padding: 2px;">19.4</span> | <span style="border: 1px solid black; padding: 2px;">18.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">11.0</span> |  |  |   |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">9.1</span>  | <span style="border: 1px solid black; padding: 2px;">31.5</span> | <span style="border: 1px solid black; padding: 2px;">18.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">20.5</span> |  |  |   |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">5.5</span>  | <span style="border: 1px solid black; padding: 2px;">23.1</span> | <span style="border: 1px solid black; padding: 2px;">18.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">55.7</span> |  |  |   |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">2.7</span>  | <span style="border: 1px solid black; padding: 2px;">7.4</span>  | <span style="border: 1px solid black; padding: 2px;">19.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |  |  | <span style="border: 1px solid black; padding: 2px;">12</span>   |   |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bethlehem State: PA Group Rank: 56  
 (Percentile)  
 State Rank: 16 / 30 PJs Overall Rank: 0  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 79.77%   | <b>98.73</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 57.73%   | <b>93.15</b> |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>80</b>    |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 92.23%   | <b>99.55</b> |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.200    | <b>1.56</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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